

October 2024



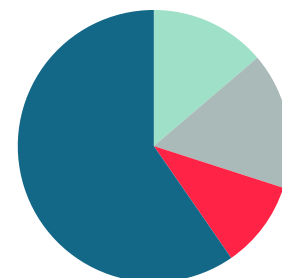
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 11, 2024 for MLS Technology Inc.

Compared Metrics	2023	October 2024	+/-%
Closed Listings	44	45	2.27%
Pending Listings	48	53	10.42%
New Listings	91	74	-18.68%
Average List Price	173,197	187,082	8.02%
Average Sale Price	161,945	181,934	12.34%
Average Percent of Selling Price to List Price	92.58%	95.98%	3.68%
Average Days on Market to Sale	36.68	42.11	14.80%
End of Month Inventory	191	195	2.09%
Months Supply of Inventory	3.64	3.99	9.57%



■ Closed (13.76%)
■ Pending (16.21%)
■ Other OffMarket (10.40%)
■ Active (59.63%)

Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of October 31, 2024 = **195**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **2.09%** to 195 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **3.99** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **12.34%** in October 2024 to \$181,934 versus the previous year at \$161,945.

Average Days on Market Lengthens

The average number of **42.11** days that homes spent on the market before selling increased by 5.43 days or **14.80%** in October 2024 compared to last year's same month at **36.68** DOM.

Sales Success for October 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 74 New Listings in October 2024, down **18.68%** from last year at 91. Furthermore, there were 45 Closed Listings this month versus last year at 44, a **2.27%** increase.

Closed versus Listed trends yielded a **60.8%** ratio, up from previous year's, October 2023, at **48.4%**, a **25.77%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

Visit www.tulsarealtors.com to find a REALTOR® today.

October 2024



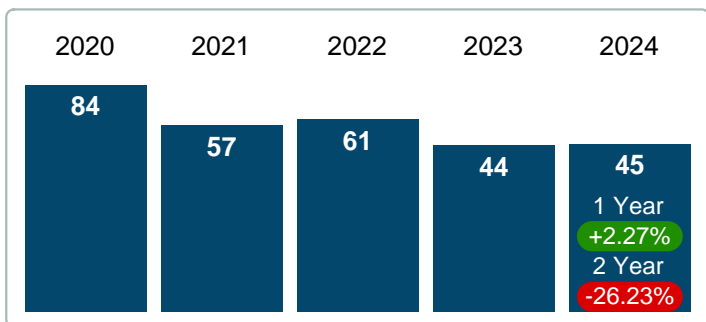
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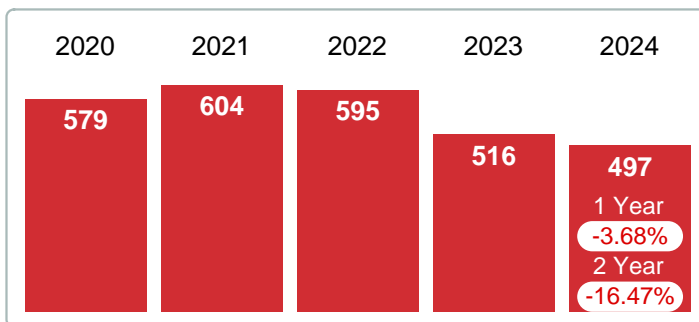
CLOSED LISTINGS

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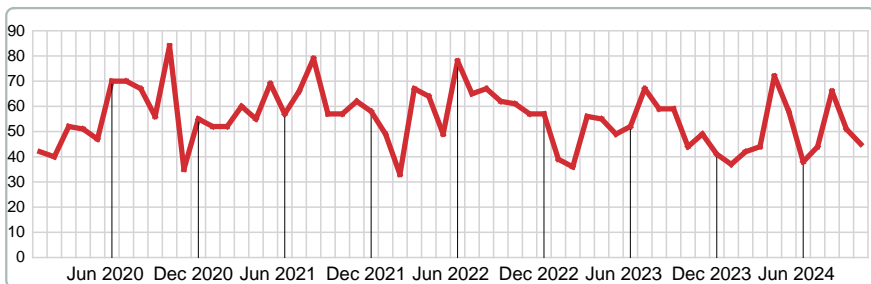
OCTOBER



YEAR TO DATE (YTD)

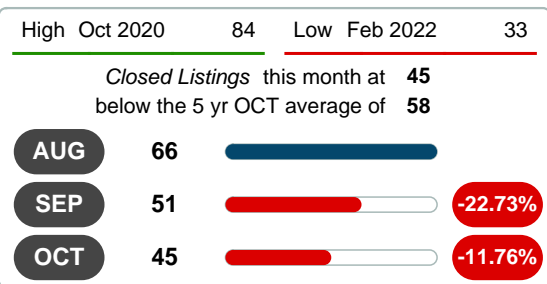


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.11%	41.2	2	1	2	0
\$50,001 - \$75,000	3	6.67%	20.7	1	1	1	0
\$75,001 - \$125,000	6	13.33%	58.8	2	4	0	0
\$125,001 - \$175,000	10	22.22%	18.2	1	9	0	0
\$175,001 - \$225,000	10	22.22%	50.6	0	10	0	0
\$225,001 - \$300,000	6	13.33%	31.7	0	4	2	0
\$300,001 and up	5	11.11%	79.2	0	0	4	1
Total Closed Units	45			6	29	9	1
Total Closed Volume	8,187,044	100%	42.1	454.80K	4.85M	2.11M	775.00K
Average Closed Price	\$181,934			\$75,800	\$167,202	\$234,267	\$775,000

October 2024



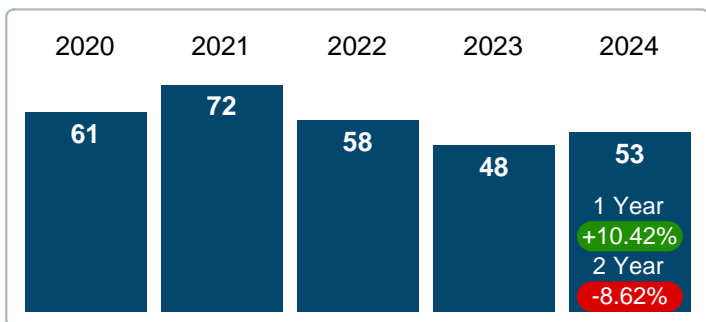
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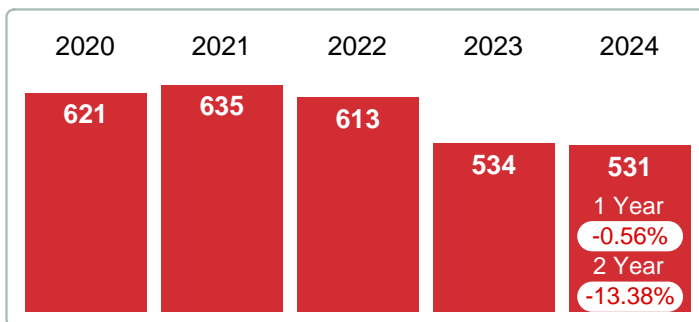
PENDING LISTINGS

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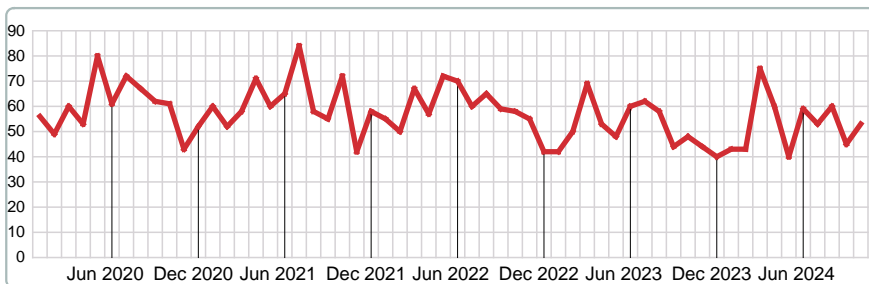
OCTOBER



YEAR TO DATE (YTD)

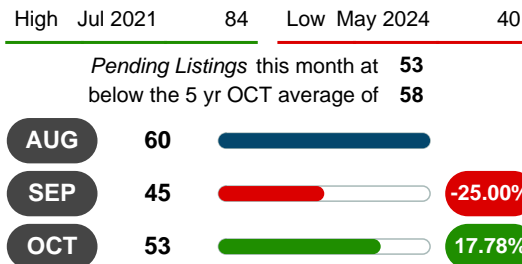


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 58



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.66%	7.7	1	2	0	0
\$50,001 - \$90,000	9	16.98%	54.0	4	5	0	0
\$90,001 - \$130,000	7	13.21%	51.0	5	2	0	0
\$130,001 - \$190,000	13	24.53%	73.9	2	11	0	0
\$190,001 - \$230,000	9	16.98%	42.1	0	7	2	0
\$230,001 - \$270,000	6	11.32%	55.3	0	4	2	0
\$270,001 and up	6	11.32%	38.3	0	3	3	0
Total Pending Units	53			12	34	7	0
Total Pending Volume	9,119,090	100%	14.6	1.18M	5.93M	2.01M	0.00B
Average Listing Price	\$132,680			\$98,675	\$174,376	\$286,599	\$0

October 2024



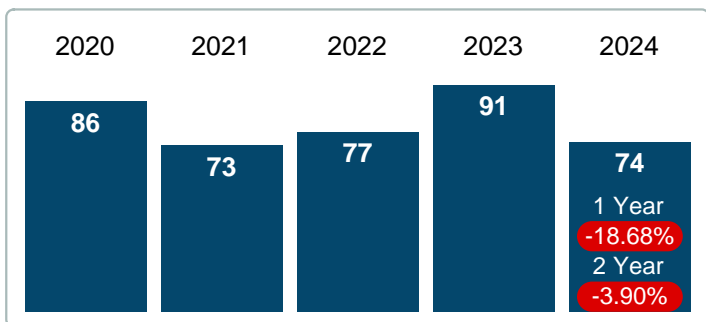
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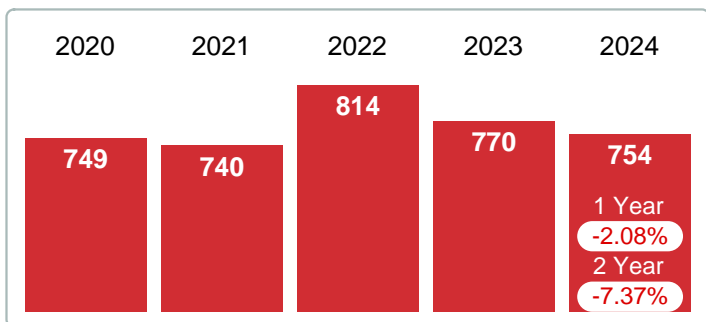
NEW LISTINGS

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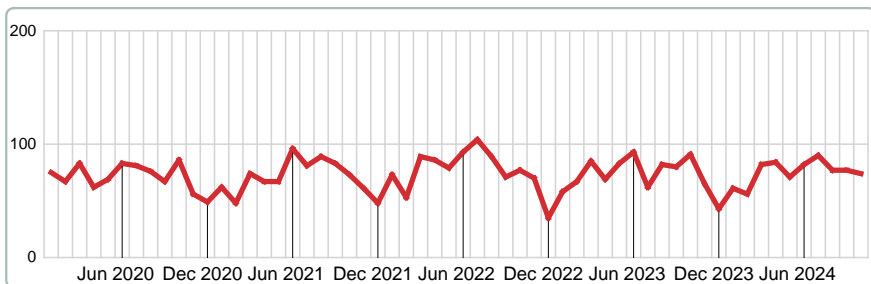
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 80

High Jul 2022 104 Low Dec 2022 35

New Listings this month at **74**
below the 5 yr OCT average of **80**

- AUG** 77 █
- SEP** 77 █ 0.00%
- OCT** 74 █ -3.90%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.05%	1	2	0	0
\$50,001 - \$100,000	11	14.86%	3	7	0	1
\$100,001 - \$150,000	13	17.57%	5	8	0	0
\$150,001 - \$200,000	15	20.27%	1	11	3	0
\$200,001 - \$250,000	16	21.62%	0	10	6	0
\$250,001 - \$375,000	8	10.81%	1	5	2	0
\$375,001 and up	8	10.81%	1	2	5	0
Total New Listed Units	74		12	45	16	1
Total New Listed Volume	16,459,700	100%	1.87M	9.30M	5.23M	59.00K
Average New Listed Listing Price	\$195,500		\$155,975	\$206,729	\$326,638	\$59,000

October 2024



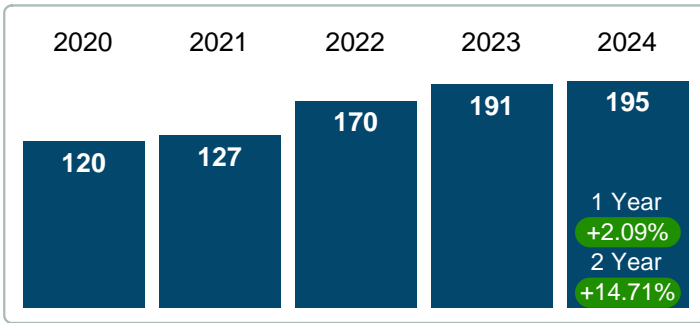
Area Delimited by County Of Muskogee - Residential Property Type



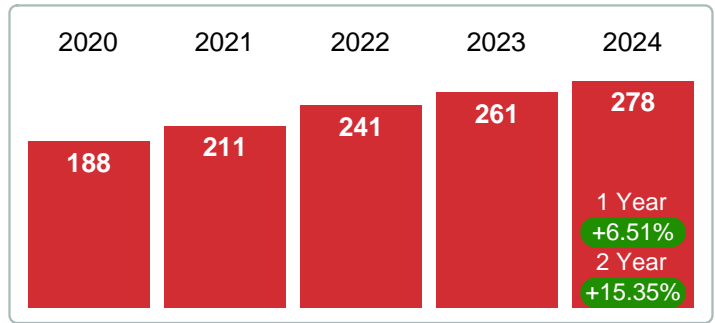
ACTIVE INVENTORY

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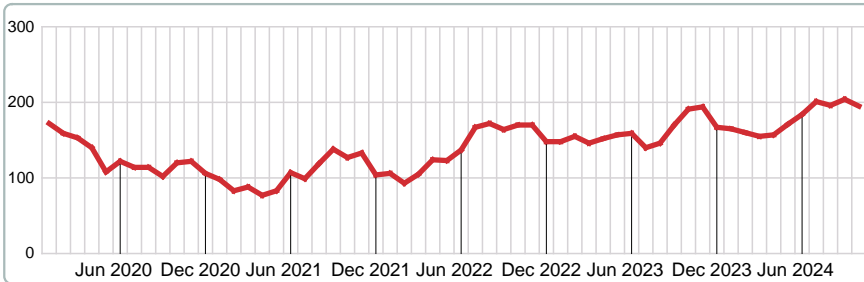
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 161

High Sep 2024 204 Low Apr 2021 77

Inventory this month at 195 above the 5 yr OCT average of 161

AUG	196	4.08%
SEP	204	4.08%
OCT	195	-4.41%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	3.59%	106.6	1	3	2	1
\$50,001 - \$100,000	38	19.49%	70.6	13	20	4	1
\$100,001 - \$125,000	15	7.69%	52.7	5	9	1	0
\$125,001 - \$200,000	50	25.64%	57.9	9	35	5	1
\$200,001 - \$325,000	40	20.51%	54.8	1	26	10	3
\$325,001 - \$475,000	25	12.82%	117.9	1	8	16	0
\$475,001 and up	20	10.26%	91.8	2	7	7	4
Total Active Inventory by Units	195			32	108	45	10
Total Active Inventory by Volume	46,848,859	100%	72.2	4.92M	23.38M	14.92M	3.63M
Average Active Inventory Listing Price	\$240,251			\$153,741	\$216,479	\$331,467	\$363,340

October 2024



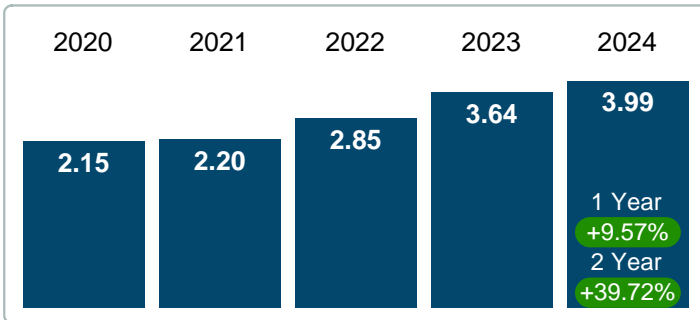
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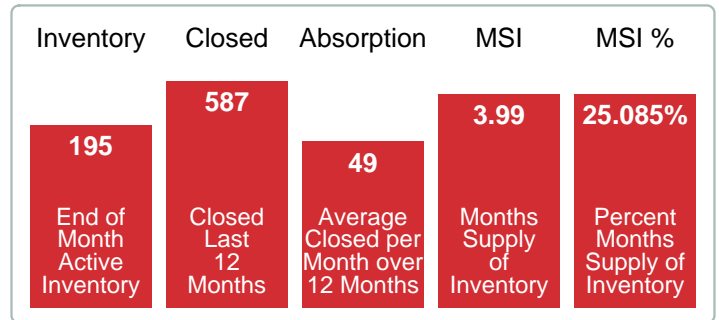
MONTHS SUPPLY of INVENTORY (MSI)

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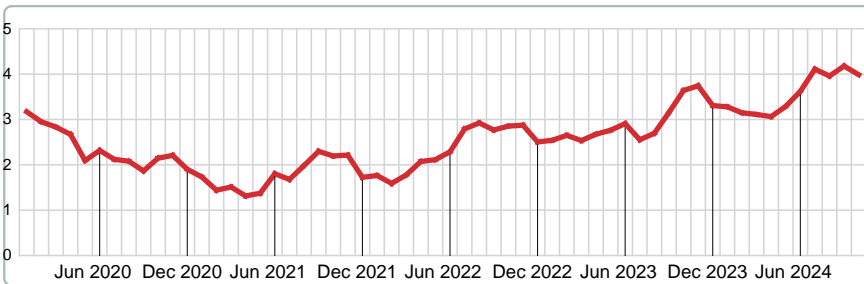
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

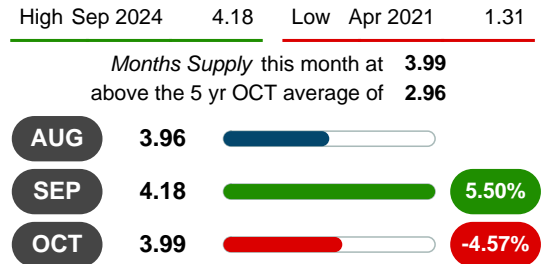


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.96



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI	%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$50,000 and less	7	3.59%	1.87	0.52	2.00	6.00	0.00
\$50,001 - \$100,000	38	19.49%	5.77	4.33	6.86	6.86	12.00
\$100,001 - \$125,000	15	7.69%	3.67	3.53	3.72	4.00	0.00
\$125,001 - \$200,000	50	25.64%	2.93	5.68	2.58	3.00	4.00
\$200,001 - \$325,000	40	20.51%	3.31	6.00	3.06	3.33	7.20
\$325,001 - \$475,000	25	12.82%	6.12	6.00	6.86	7.38	0.00
\$475,001 and up	20	10.26%	16.00	0.00	21.00	12.00	12.00
Market Supply of Inventory (MSI)		3.99		3.88	3.55	5.24	6.00
Total Active Inventory by Units		195		32	108	45	10

October 2024



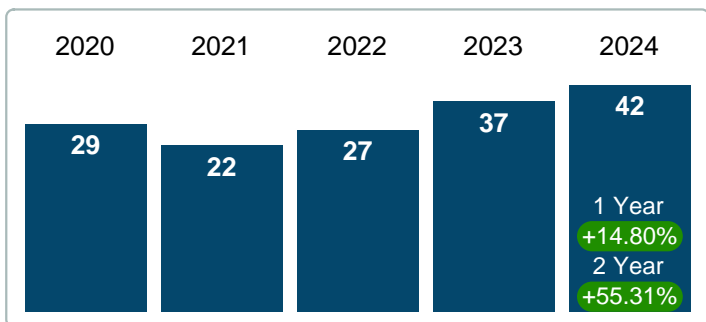
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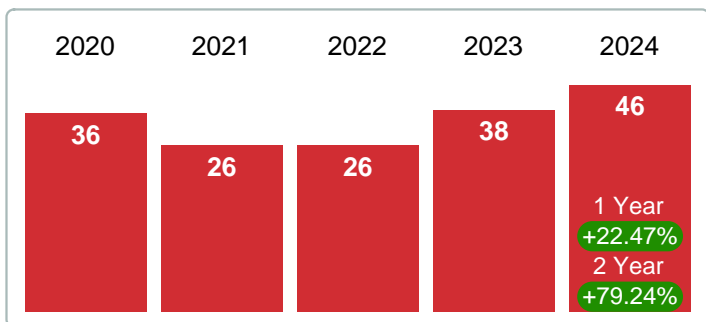
AVERAGE DAYS ON MARKET TO SALE

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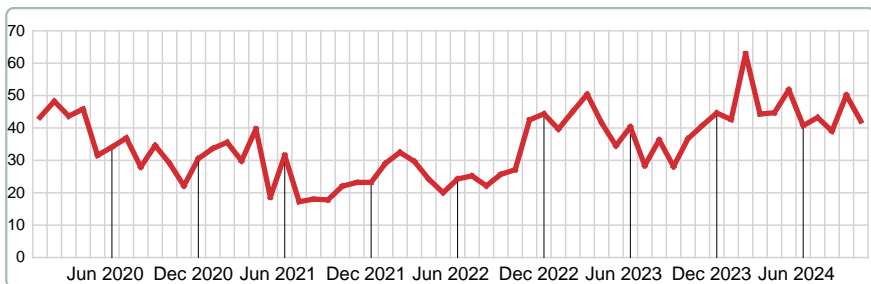
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

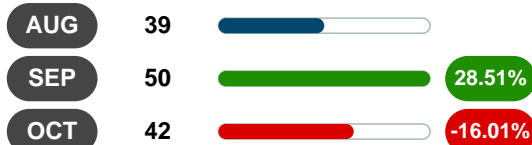


3 MONTHS

5 year OCT AVG = 31

High Feb 2024 63 Low Jul 2021 17

Average Days on Market to Sale this month at 42 above the 5 yr OCT average of 31



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11.11%	41	11	25	80	0
\$50,001 - \$75,000	6.67%	21	6	24	32	0
\$75,001 - \$125,000	13.33%	59	58	60	0	0
\$125,001 - \$175,000	22.22%	18	6	20	0	0
\$175,001 - \$225,000	22.22%	51	0	51	0	0
\$225,001 - \$300,000	13.33%	32	0	40	16	0
\$300,001 and up	11.11%	79	0	0	48	203
Average Closed DOM		42				
Total Closed Units	100%	45	6	29	9	1
Total Closed Volume		8,187,044	454.80K	4.85M	2.11M	775.00K

October 2024



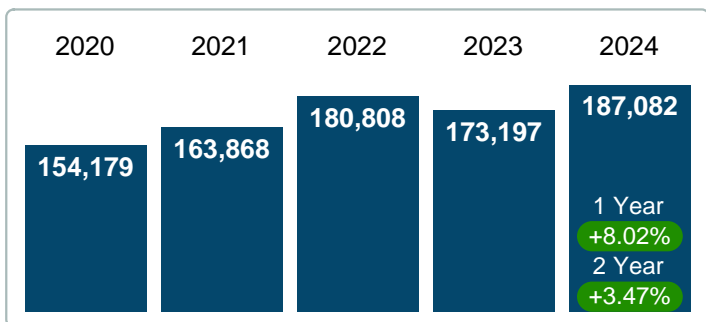
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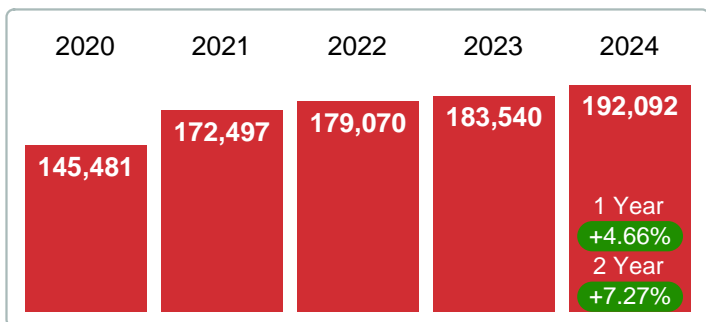
AVERAGE LIST PRICE AT CLOSING

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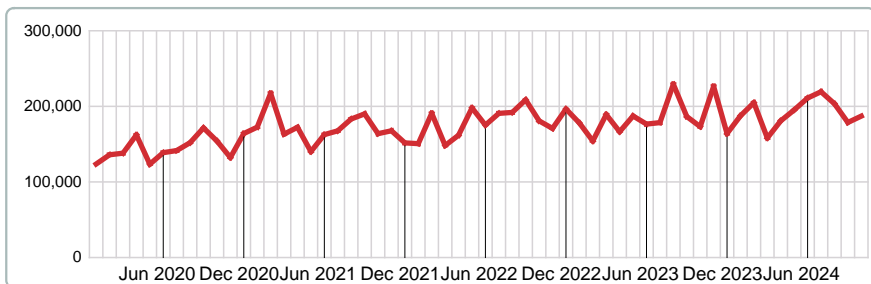
OCTOBER



YEAR TO DATE (YTD)

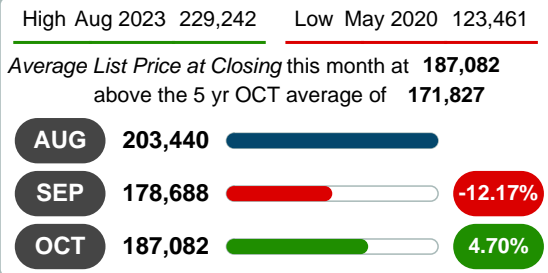


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 171,827



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8.89%	35,200	47,000	41,000	32,400	0
\$50,001 - \$75,000	8.89%	64,700	64,900	65,000	69,900	0
\$75,001 - \$125,000	11.11%	100,500	96,500	109,850	0	0
\$125,001 - \$175,000	26.67%	150,833	126,900	153,144	0	0
\$175,001 - \$225,000	20.00%	195,578	0	193,510	0	0
\$225,001 - \$300,000	13.33%	266,917	0	269,250	262,250	0
\$300,001 and up	11.11%	468,980	0	0	367,475	875,000
Average List Price		187,082	79,800	170,200	236,567	875,000
Total Closed Units	100%	187,082	6	29	9	1
Total Closed Volume		8,418,700	478.80K	4.94M	2.13M	875.00K

October 2024



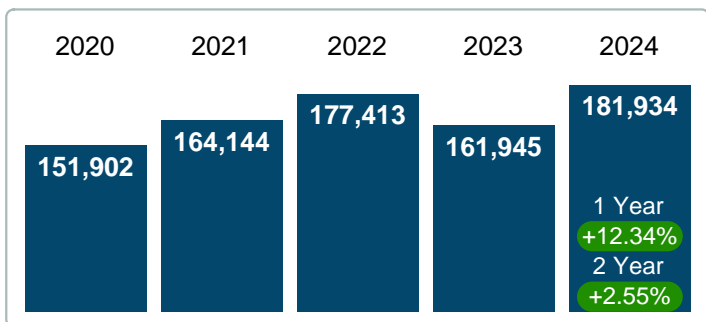
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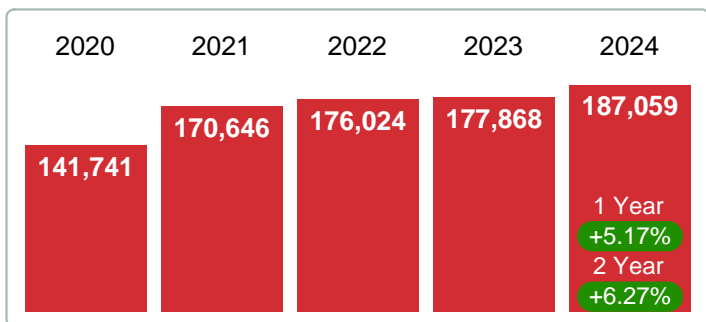
AVERAGE SOLD PRICE AT CLOSING

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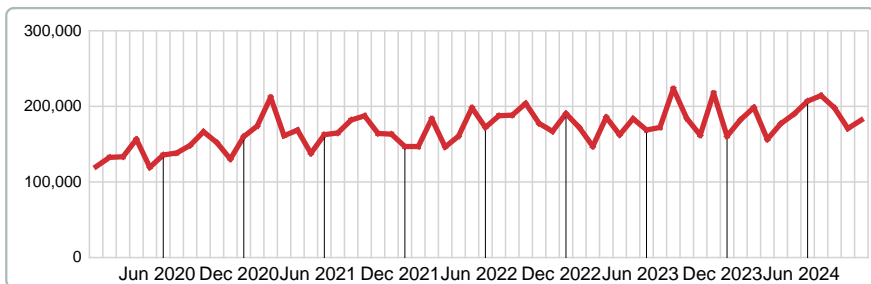
OCTOBER



YEAR TO DATE (YTD)

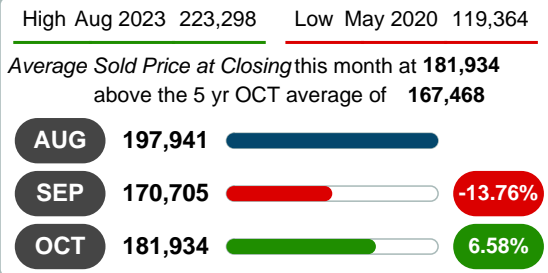


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 167,468



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11.11%	33,200	41,500	25,000	29,000	0
\$50,001 - \$75,000	6.67%	62,467	62,500	60,000	64,900	0
\$75,001 - \$125,000	13.33%	100,150	90,000	105,225	0	0
\$125,001 - \$175,000	22.22%	149,254	129,300	151,472	0	0
\$175,001 - \$225,000	22.22%	192,070	0	192,070	0	0
\$225,001 - \$300,000	13.33%	263,917	0	264,750	262,250	0
\$300,001 and up	11.11%	447,200	0	0	365,250	775,000
Average Sold Price		181,934	75,800	167,202	234,267	775,000
Total Closed Units	100%	181,934	6	29	9	1
Total Closed Volume		8,187,044	454.80K	4.85M	2.11M	775.00K

October 2024



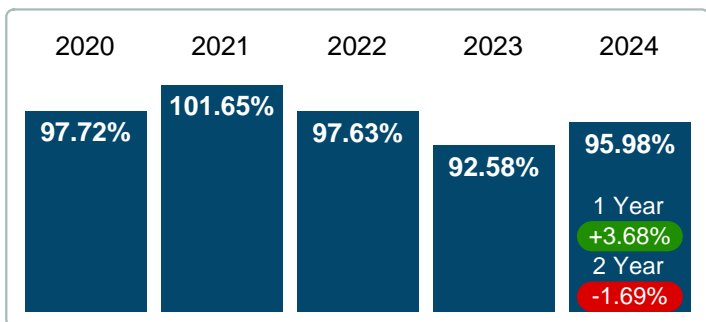
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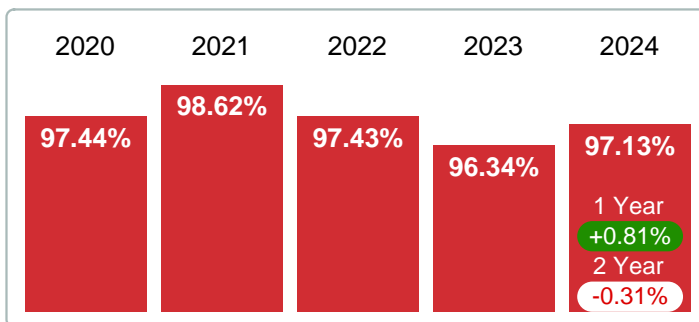
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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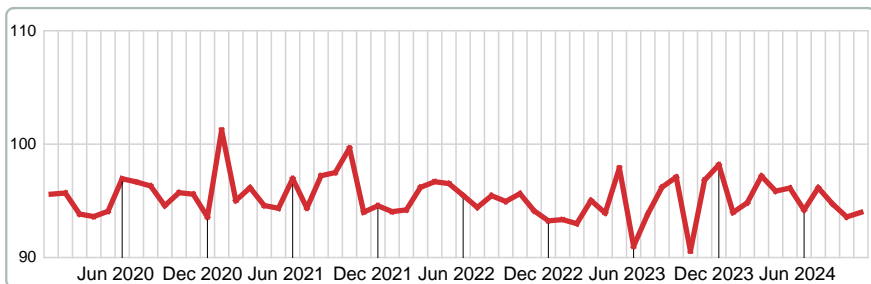
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

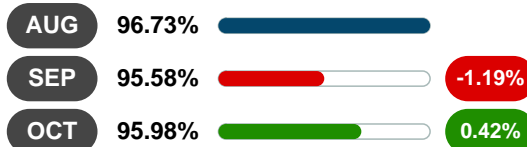


3 MONTHS

5 year OCT AVG = 97.11%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **95.98%** below the 5 yr OCT average of **97.11%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.11%	80.66%	89.52%	60.98%	81.65%	0.00%
\$50,001 - \$75,000	3	6.67%	93.82%	96.30%	92.31%	92.85%	0.00%
\$75,001 - \$125,000	6	13.33%	95.05%	94.76%	95.19%	0.00%	0.00%
\$125,001 - \$175,000	10	22.22%	99.16%	101.89%	98.86%	0.00%	0.00%
\$175,001 - \$225,000	10	22.22%	99.27%	0.00%	99.27%	0.00%	0.00%
\$225,001 - \$300,000	6	13.33%	98.94%	0.00%	98.40%	100.00%	0.00%
\$300,001 and up	5	11.11%	97.24%	0.00%	0.00%	99.41%	88.57%
Average Sold/List Ratio		96.00%		94.46%	96.90%	94.87%	88.57%
Total Closed Units		45	100%	6	29	9	1
Total Closed Volume		8,187,044		454.80K	4.85M	2.11M	775.00K

October 2024



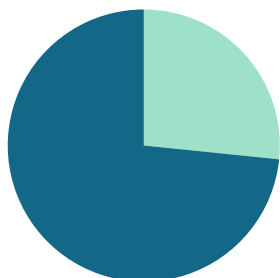
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Nov 11, 2024 for MLS Technology Inc.

INVENTORY

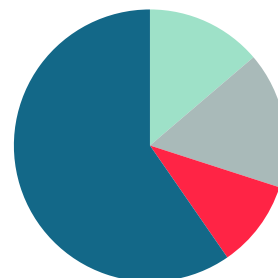


Inventory
 New Listings
74 = 26.62%
 Start Inventory
204
 Total Inventory Units
278
 Volume
\$62,485,785

Market Activity

Closed Sales
45 = 13.76%
 Pending Sales
53 = 16.21%
 Other Off Market
34 = 10.40%
 Active Inventory
195 = 59.63%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	44	45	2.27%	516	497	-3.68%
Pending Sales	48	53	10.42%	534	531	-0.56%
New Listings	91	74	-18.68%	770	754	-2.08%
Average List Price	173,197	187,082	8.02%	183,540	192,092	4.66%
Average Sale Price	161,945	181,934	12.34%	177,868	187,059	5.17%
Average Percent of Selling Price to List Price	92.58%	95.98%	3.68%	96.34%	97.13%	0.81%
Average Days on Market to Sale	36.68	42.11	14.80%	37.56	46.00	22.47%
Monthly Inventory	191	195	2.09%	191	195	2.09%
Months Supply of Inventory	3.64	3.99	9.57%	3.64	3.99	9.57%

Absorption: Last 12 months, an Average of **49** Sales/Month

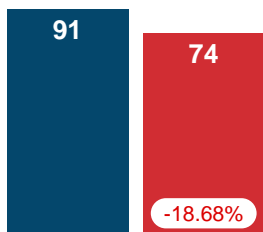
Inventory on October 31, 2024 = **195**

2023 **2024**

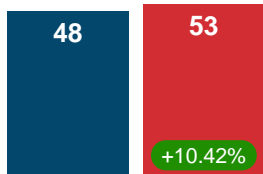
OCTOBER MARKET

AVERAGE PRICES

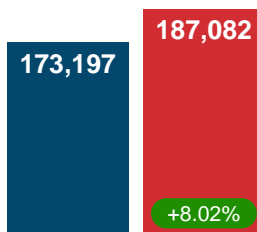
New Listings



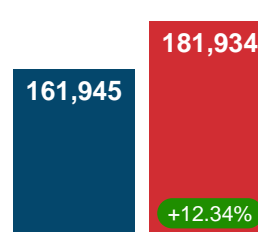
Pending Listings



List Price



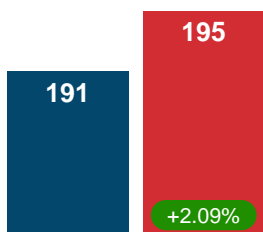
Sale Price



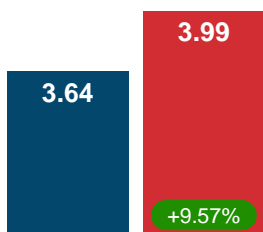
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

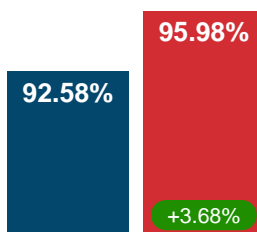
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

